

002.0

0005

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

595,600 / 595,600

USE VALUE:

595,600 / 595,600

ASSESSED:

595,600 / 595,600

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		FAIRMONT ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: KEANE LAWRENCE D	
Owner 2: DENNIS MARK	
Owner 3:	

Street 1: 108 FAIRMONT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: CARRILLO MARK -

Owner 2: -

Street 1: 108 FAIRMONT ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 2,814 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 720 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2814		Sq. Ft.	Site		0	80.	1.79	1									403,537						403,500	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										1937
										GIS Ref
										GIS Ref
										Insp Date
										08/04/17



## USER DEFINED

Prior Id # 1:	1937
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	16:03:01
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	192,100	0	2,814.	403,500	595,600	595,600	Year End Roll	12/18/2019
2019	101	FV	172,800	0	2,814.	428,800	601,600	601,600	Year End Roll	1/3/2019
2018	101	FV	172,800	0	2,814.	312,700	485,500	485,500	Year End Roll	12/20/2017
2017	101	FV	172,800	0	2,814.	272,400	445,200	445,200	Year End Roll	1/3/2017
2016	101	FV	172,800	0	2,814.	232,000	404,800	404,800	Year End	1/4/2016
2015	101	FV	162,400	0	2,814.	227,000	389,400	389,400	Year End Roll	12/11/2014
2014	101	FV	162,400	0	2,814.	186,600	349,000	349,000	Year End Roll	12/16/2013
2013	101	FV	162,400	0	2,814.	177,600	340,000	340,000		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARRILLO MARK	1336-8		4/17/2007		359,000	No	No		
DELGADO GEORGE	1277-143		11/25/2003		345,900	No	No		
	899-114		11/17/1957		30,500	No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2004	1061	Wood Dec	7,878	C		G6	GR FY06	demo & rebuild 20x
11/7/1994	599	Manual	2,900					V/SIDING

## ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2017	MEAS&NOTICE	HS	Hanne S
1/27/2009	Meas/Inspect	294	PATRIOT
12/3/2008	MLS	MM	Mary M
7/25/2007	MLS	HC	Helen Chinal
4/25/2005	Permit Visit	BR	B Rossignol
6/25/2004	MLS	HC	Helen Chinal
5/5/2000	Inspected	276	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 5	- Cape			Full Bath: 1	Rating: Good			OF=BMT SINK.										
Sty Ht: 1H	- 1 & 1/2 Sty			A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall: %				OthrFix: 1	Rating: Poor													
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1										
Color: GREY				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl: 1	Rating: Good			Other										
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper										
Grade: C - Average								Lvl 2										
Year Blt: 1950		Eff Yr Blt:						Lvl 1										
Alt LUC:		Alt %:						Lower										
Jurisdct: G6		Fact: .						Totals				RMS: 6	BRs: 2	Baths: 1	HB			
Const Mod:																		
Lump Sum Adj:																		
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit			RMS	BRs	FL				
Prim Int Wall: 1 - Drywall				Functional:				Interior:	1			6	2					
Sec Int Wall: %				Economic:				Additions:										
Partition: T - Typical				Special:				Kitchen:										
Prim Floors: 3 - Hardwood				Override:				Baths:										
Sec Floors: %				Total: 18.6 %				Plumbing:										
Bsmnt Flr: 12 - Concrete								Electric:										
Subfloor:								Heating:										
Bsmnt Gar:								General:										
Electric: 3 - Typical								Totals				1	6	2				
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 1 - Forced H/Air																		
# Heat Sys: 1																		
% Heated: 100																		
Solar HW: NO	% AC: NO																	
% Com Wall	% Sprinkled:																	
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:	Color:	
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 002.0-0005-0002.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y	18X6	A	FR	1980		0.00	T	39	101						
More: N				Total Yard Items:				Total Special Features:				Total:						